

118.0

0003

0001.B

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

Total Card / Total Parcel

593,600 / 593,600

USE VALUE:

593,600 / 593,600

ASSESSED:

593,600 / 593,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
183		WRIGHT ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WILSON BRUCE G	
Owner 2: PETERSON ANN MARIE E	
Owner 3:	

Street 1: 183 WRIGHT STREET	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: WILSON BRUCE G -	
Owner 2: -	
Street 1: 183 WRIGHT STREET	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	
Topo	4
Street	Rolling
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
	No of Units Depth / PriceUnits
	Unit Type Land Type LT Factor
	Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101	One Family 6000 Sq. Ft. Site 0 70. 1.00 6

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		6000.000	173,600		420,000	593,600			75992
									GIS Ref
									GIS Ref
									Insp Date
									10/23/18

**PREVIOUS ASSESSMENT**

Parcel ID 118.0-0003-0001.B									
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes Date
2020	101	FV	173,600	0	6,000.	420,000	593,600	593,600	Year End Roll 12/18/2019
2019	101	FV	158,100	0	6,000.	414,000	572,100	572,100	Year End Roll 1/3/2019
2018	101	FV	158,100	0	6,000.	318,000	476,100	476,100	Year End Roll 12/20/2017
2017	101	FV	158,100	0	6,000.	300,000	458,100	458,100	Year End Roll 1/3/2017
2016	101	FV	158,100	0	6,000.	276,000	434,100	434,100	Year End 1/4/2016
2015	101	FV	157,300	0	6,000.	258,000	415,300	415,300	Year End Roll 12/11/2014
2014	101	FV	157,300	0	6,000.	237,600	394,900	394,900	Year End Roll 12/16/2013
2013	101	FV	157,300	0	6,000.	237,600	394,900	394,900	12/13/2012

**SALES INFORMATION**

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
WILSON BRUCE G	45469-319	6/27/2005	Family
EDISON & TRACY	27175-560	3/31/1997	194,000 No No Y

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2011	487	Manual	15,000					

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/23/2018	Inspected	CC	Chris C
9/26/2018	MEAS&NOTICE	CC	Chris C
11/26/2008	Meas/Inspect	163	PATRIOT
4/15/2000	Inspected	264	PATRIOT
2/14/2000	Measured	270	PATRIOT
9/1/1993		RV	

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_

<b>EXTERIOR INFORMATION</b>		<b>BATH FEATURES</b>		<b>COMMENTS</b>		<b>SKETCH</b>																																																									
Type:	19 - Ranch	Full Bath:	1	Rating:	Average																																																										
Sty Ht:	1 - 1 Story	A Bath:		Rating:																																																											
(Liv) Units:	1	Total:	1	3/4 Bath:																																																											
Foundation:	1 - Concrete	A 3QBth:		Rating:																																																											
Frame:	1 - Wood	1/2 Bath:		Rating:																																																											
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:																																																											
Sec Wall:		OthrFix:		Rating:																																																											
Roof Struct:	1 - Gable	<b>OTHER FEATURES</b>																																																													
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Good																																																										
Color:	GRAY	A Kits:		Rating:																																																											
View / Desir:		Frpl:	1	Rating:	Average																																																										
<b>GENERAL INFORMATION</b>		WSFlue:		Rating:																																																											
Grade: C - Average		<b>CONDOS INFORMATION</b>																																																													
Year Blt:	1960	Eff Yr Blt:																																																													
Alt LUC:		Alt %:																																																													
Jurisdict:	G12	Fact:																																																													
Const Mod:																																																															
Lump Sum Adj:																																																															
<b>INTERIOR INFORMATION</b>		<b>DEPRECIATION</b>																																																													
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%																																																										
		Functional:			%																																																										
 <b>RESIDENTIAL GRID</b> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 1</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td colspan="2"></td> </tr> <tr> <td>Upper</td> <td colspan="2"></td> </tr> <tr> <td>Lvl 2</td> <td colspan="2"></td> </tr> <tr> <td>Lvl 1</td> <td colspan="2"></td> </tr> <tr> <td>Lower</td> <td colspan="2"></td> </tr> <tr> <td>Totals</td> <td>RMs: 5</td> <td>BRs: 3</td> <td>Baths: 1</td> <td>HB</td> <td></td> </tr> </table> <b>REMODELING</b> <table border="1"> <tr> <td>Exterior:</td> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> </tr> <tr> <td>Interior:</td> <td>1</td> <td>5</td> <td>3</td> <td></td> </tr> <tr> <td>Additions:</td> <td colspan="4"></td> </tr> <tr> <td>Kitchen:</td> <td colspan="4"></td> </tr> <tr> <td>Baths:</td> <td colspan="4"></td> </tr> </table> <b>RES BREAKDOWN</b> <table border="1"> <tr> <td>FFL</td> <td>26</td> </tr> <tr> <td>BMT</td> <td></td> </tr> </table>								1st Res Grid	Desc: Line 1	# Units: 1	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RMs: 5	BRs: 3	Baths: 1	HB		Exterior:	No Unit	RMS	BRS	FL	Interior:	1	5	3		Additions:					Kitchen:					Baths:					FFL	26	BMT	
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#### **INTERIOR INFORMATION**

INTERIOR INFORMATION		Phys Cond:	
Avg Ht/FL:	STD		Functional:
Prim Int Wall:	1 - Drywall		Economic:
Sec Int Wall:		%	Special:
Partition:	T - Typical		Override:
Prim Floors:	3 - Hardwood		
Sec Floors:		%	
Bsmnt Flr:	12 - Concrete		<b>CALC SU</b>
Subfloor:			Basic
Bsmnt Gar:	1		Si
Electric:	3 - Typical		Cor
Insulation:	2 - Typical		Adj
Int vs Ext:	S		Other Fe
Heat Fuel:	1 - Oil		Grade
Heat Type:	3 - Forced H/W		NB
# Heat Sys:	1		NBH
% Heated:	100	% AC:	LUC
Solar HW:	NO	Central Vac:	Ac
% Com Wall:		% Sprinkled:	Depre
			Depreciated

# MOBILE HOME

Make: \_\_\_\_\_ Model: \_\_\_\_\_ Serial #: \_\_\_\_\_ Year: \_\_\_\_\_ Color: \_\_\_\_\_

## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LU C	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
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**PARCEL ID** 118.0-0003-0001.E



SUB AREA DETAIL

IMAGE

**AssessPro** Patriot Properties, Inc